

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Code Enforcement Lien, Case 09-39-CEB, Request for Reduction of Penalty- Karyn Reilly and Arthur Anderson

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Carolyn Jane Spencer

**EXT:** 7403

**MOTION/RECOMMENDATION:**

(A) Deny a reduction to the Code Enforcement Board lien in the amount of \$25,000.00 for Case # 09-39-CEB, on the property located at 104 Pressview Avenue, Longwood - Karyn Reilly and Arthur Anderson (Staff Recommendation); or

(B) Approve a reduction to the Code Enforcement Board lien which totals \$25,000.00 to an amount set by the Board of County Commissioners for Case # 09-39-CEB, on the property located at 104 Pressview Avenue, Longwood - Karyn Reilly and Arthur Anderson, and require this reduced amount to be paid within 60 days or the lien will revert to its original amount (\$25,000.00) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(C) Approve a request to waive the Code Enforcement Board lien which totals \$25,000.00 for Case # 09-39-CEB, on the property located at 104 Pressview Avenue, Longwood - Karyn Reilly and Arthur Anderson, and authorize the Chairman to execute the Satisfaction of Lien.

District 4 Carlton D. Henley

Tina Williamson

**BACKGROUND:**

In response to a complaint, on October 14, 2008, the Code Enforcement Officer observed the following violation located at 104 Pressview Avenue, Longwood: Stagnant or foul water within a swimming pool in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (n).

The timeline on this violation is below:

DATE	ACTION	RESULT
October 14, 2008	Notice of Violation issued by Code Enforcement Officer	Violation remains.
February 13, 2009	Statement of Violation and Request for Hearing submitted to County by Code Enforcement Officer	Case opened and Notice of March hearing sent to Respondents on February 17, 2009.  All mail was returned except regular mail to secondary address. Since the mail was returned, the property was posted.
March 26, 2009	Code Board Hearing – Findings of	Order entered by Code Enforcement

	Fact, Conclusions of Law and Order Karyn Reilly was present at the meeting and stated that with an estimate of \$10,000.00 to repair the pool, lack of funds was preventing her from correcting the violation.	Board giving a compliance date of April 20, 2009 with a fine of \$250.00 per day if violation is not corrected by compliance date.
April 27, 2009	Affidavit of Non-Compliance filed by the Code Enforcement Officer which stated that the pool remained full of stagnant/foul water	A letter was mailed to the Respondents notifying them of a June hearing to impose a lien. All mail was returned except regular mail to secondary address.
June 25, 2009	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien. Respondents were not present at the hearing.	Order entered by the Code Enforcement Board imposing a lien of \$16,500.00 with fine continuing to accrue at \$250.00 per day until compliance is obtained.
July 30, 2009	Affidavit of Compliance filed by Code Enforcement Officer after reinspection on July 30, 2009 stating that the violation was corrected.	Lien totals \$25,000.00 for 100 days of non-compliance
September 24, 2009	Request for Reduction received	Karyn Reilly submitted a Request for Reduction (attached) claiming a financial hardship

The Board considers the individual facts of each case when determining whether to reduce a lien. In addition, the Board adopted the following guidelines on February 9, 1999 to use when considering lien reductions:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases, the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position of indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator, its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation. Per the Property Appraiser information, the assessed value of the property is \$186,351.00. The lien totals \$25,000.00.
5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

**STAFF RECOMMENDATION:**

Staff recommends that the Board deny a reduction to the Code Enforcement Board lien in the amount of \$25,000.00 for Case # 09-39-CEB, on the property located at 104 Pressview Avenue, Longwood - Karyn Reilly and Arthur Anderson.

**ATTACHMENTS:**

1. Request for Reduction form
2. 02 Estimated costs
3. Property Appraiser Data
4. Case history documents
5. Satisfaction of Lien

**Additionally Reviewed By:**

■ County Attorney Review ( Kathleen Furey-Tran )

**CASE NO.** 09-39-CEB

# REQUEST FOR REDUCTION OF PENALTY

**Property Owner's Name:** Karyn L. Reilly

**Property Address:** 104 Pressview Avenue, Longwood, Florida 32750

**Phone number(s) where you can be reached during the day: 407-468-7862 (w) 407-628-9955**

**Is the property now in compliance?** YES   x   NO         
(If No, explain in detail) \_\_\_\_\_

**Are you claiming a financial hardship?** YES   x   NO       

**Are you claiming a medical hardship?** YES \_\_\_\_\_ NO x

**If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:**

**Name:** N/A

**Relationship:**

**RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:**  
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

I, Karyn Reilly, do hereby submit this **REQUEST FOR REDUCTION OF PENALTY** to request a reduction in the total amount of penalty imposed and in support offer the following statement:

Two years ago my husband and I offered to purchase the house at 104 Pressview Avenue, pending the sale of our home in Orange County. At that time the home was owned by members of my family. Because of illness and other troubles the house had been abandoned. The interior of the house was FILLED with debris and rodents. There was a broken down car in the driveway, the yard was only being mowed by a friendly neighbor (probably tired of looking at the high grass), the weeds and shrubs were taking over and the pool had been in disrepair for **TWENTY YEARS**. We knew this was going to be a challenge but we wanted to move to Seminole County and we knew it could be a great house again.

We did not imagine it was going to take two years to sell our Orange County home or that the value of our home was going to drop by about 40%. Over the past year and a half my husband cleaned, emptied and rid the house of rodents. He cleaned up the yard and had the car removed. We began the task of restoring the house.

After investing much of our time and money to cleaning up the house half the house was signed over to me until we had the proceeds from the sale of our Orange County home to complete the sale. Shortly after signing the papers, I received the County notification that the pool (that has been a cement pond for 20 years) was in code violation. After doing so much work on the house and making so much obvious progress, we were surprised that the County was going to choose this time to begin enforcing these code violations.

When I appeared before that board they set the deadline giving the officer time to inspect the pool prior to their next meeting. My husband purchased a pump that we thought could be used for this purpose, however after messing around with it for a couple weeks, it did not work so I rented a pump and pumped most of the water out prior to the compliance deadline set by the board.

On the day of that meeting I spoke with the Code Enforcement Officer that had written the violation. My impression of the conversation and from what the board said was that she would be back out to inspect the pool prior to the next meeting, **IF** the pool was ready for inspection sooner than that to call her. The officer also told me that to be in compliance I had to pump out half the water and the remaining water couldn't be green. We pumped the pool the weekend before the deadline at that time there was less than 1/8 of the water in the pool and a shocking amount of leaves. We dumped 3 bottles of pool chlorine in the remaining water but it was still not clear by any means, I am assuming it was to do with the large amount of leaves. I did not follow up with the officer to come inspect the pool, at my own fault, because I assumed she would be inspecting it prior to the meeting anyway. To my knowledge she did not come inspect the pool.

The following couple weeks were met with so much rain the pool filled back up over half way, so I again rented a pump and began the task of maintaining the lower water level. Around the same time I received the letter notifying me that the pool was still not in compliance and we would begin accruing a fine.

Attempts were made several times to completely empty the pool of water, however we had much rain in the spring and early summer. We had hoped to have the funds to get the pool **permanently repaired** since our house was finally under contract but as the rain fell and the contract fell through at the last minute our fines continued to add up.

Today the pool is at about 1/8 full of water and just as green as in April, however, the Code Enforcement officer has now deemed the pool in compliance. Our Orange County home has sold and we have the funds to fix the pool, but now there is a lean on the house for the large amount of accrued fines. We have maintained the same water level and water "quality" for the 100 days of non-compliance, if it is in compliance today, it should have been in compliance 100 days ago.

**RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:**  
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

I am making every effort to fix the pool and the entire house. I have a budget to fix this home and within that budget, I have to replace the roof and much exterior woodwork, update the electrical and plumbing, replace the air-conditioning, and windows, purchase appliances, landscape the yard and repair the pool. **Paying a fine to the County for this matter will delay permanent pool repairs for the next year or two.**

**I am asking that the fine be forgiven pending proof that the pool has been completely repaired.** With this generous decision the pool gets repaired, the Code Enforcement officer never has to return and we will not take up any more of the County's resources on this matter.

I feel like the timing of this situation was harsh since the pool didn't seem to be a County priority for 20 years prior to me owning the house. Additionally, at the time of the initial violation we were already making progress on restoring the house. My husband and I have a history of being good neighbors and responsible homeowners. We are anxious to make all the needed repairs to this house and move our family into this home. With this decision, we are confident that 104 Pressview Avenue will soon set the standard for this neighborhood instead of being the eyesore in the front of the neighborhood.

I apologize that this situation was not resolved sooner and I regret having to take up any of your time. I appreciate your kind consideration on this matter.

Date: 9/21/09

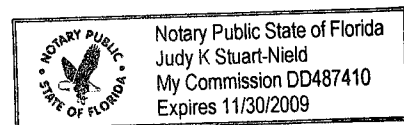
Signed: Karyn Reilly  
Print Name: Karyn Reilly

STATE OF FLORIDA  
COUNTY OF SEMINOLE

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Karyn Reilly, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. ~~He~~/she is ~~not~~ personally known to me ~~and~~ has produced \_\_\_\_\_ as identification and did take an oath.

Date: 9/21/09

Judy K Stuart-Nield  
Notary Public  
My commission expires: 11/30/09



**RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:**  
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

***Estimate of Costs***  
***CEB Case # 09-39-CEB***  
***KARYN REILLY & ARTHUR ANDERSON***

Postage

Regular	9	\$0.41	\$3.69
Certified	9	\$5.32	\$47.88
			<b>\$51.57</b>

Processing Time for Code Enforcement and BCC Action

Code Board Secretary	3 hours	\$38.00	\$114.00
Code Board Attorney	1 hour	\$135.00	\$135.00
Planning Manager's Review	1 hour	\$186.00	\$186.00
Planning & Development Director's Review	1 hour	\$202.00	\$202.00
Deputy County Manager's Review	1 hour	\$259.00	\$259.00
County Attorney's Review	1 hour	\$135.00	\$135.00
			<b>\$1,031.00</b>

Costs for Recording Documents

# of first page docs - 5 # of additional page docs - 2 **\$67.00**  
(\$10.00 first page, \$8.50 each additional page)

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PLANNING DIVISION ESTIMATED COST FOR PROCESSING CASE **\$1,149.57**

SHERIFF'S OFFICE ESTIMATED COST FOR PROCESSING CASE **\$253.33**

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**TOTAL COST FOR PROCESSING CASE # 09-39-CEB** **\$1,402.90**

<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																																			
<b>GENERAL</b>  Parcel Id: 35-20-29-504-0C00-0030 Owner: REILLY KARYN K & Own/Addr: ANDERSON ARTHUR Mailing Address: 104 N PRESSVIEW AVE City,State,ZipCode: LONGWOOD FL 32750 Property Address: 104 PRESSVIEW AVE N LONGWOOD 32750 Subdivision Name: MEADOWS WEST THE Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		<b>VALUE SUMMARY</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$111,105</td> <td>\$135,351</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$51,000</td> <td>\$51,000</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$162,105</td> <td>\$186,351</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$162,105</td> <td>\$186,351</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;">2009 Notice of Proposed Property Tax</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$111,105	\$135,351	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$51,000	\$51,000	Land Value Ag	\$0	\$0	Just/Market Value	\$162,105	\$186,351	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$162,105	\$186,351																
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<b>BUILDING INFORMATION</b>																																																			
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NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished																																																			
<b>EXTRA FEATURE</b>																																																			
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	OVERRIDE	1979	648	\$0																																															
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																																			



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 09- 39 -CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Statute Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: **Seminole County Code, Chapter 95.  
Section 95.4 as defined Section 95.3 (n)**

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **35-20-29-504-0C00-0030  
104 Pressview Place, Longwood  
Seminole County, FI**

Commissioner's District: 4  
Sheriff's North Region-CSA 36

NAME AND ADDRESS OF OWNER: **Karyn K. Reilly & Arthur Anderson**  
**104 N. Pressview Ave.**  
**Longwood, FI 32750**

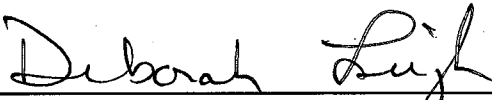
Alternative Address  
**Karyn K. Reilly**  
**5032 Beachriver Rd.**  
**Windermere, FL 34786-3130**

DESCRIPTION OF VIOLATION: **Stagnant/foul water within a swimming pool.**

DATE VIOLATION FIRST OBSERVED: **October 14, 2008**  
DATE 1<sup>st</sup> NOTICE OF VIOLATION: **October 14, 2008**  
DATE VIOLATION TO BE CORRECTED: **October 28, 2008**  
DATE OF REINSPECTION: **November 12, 2008**  
DATE OF 2<sup>ND</sup> NOTICE OF VIOLATION: **November 20, 2008**  
DATE VIOLATION TO BE CORRECTED: **December 5, 2008**  
INSPECTION RESULTS: **The stagnant/foul water still remains.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

DATED THIS 13<sup>th</sup> DAY OF FEBRUARY 2009

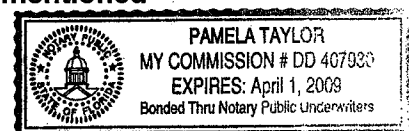
  
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA           )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 13<sup>TH</sup> day of February 2009 by Deborah Leigh, who is personally known to me.

  
Notary Public in and for the  
County and State Aforementioned

CAFÉ REPORT #: 2008CE006027



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political subdivision  
of the State of Florida,

**CASE NO – 09-39-CEB**

Petitioner,

vs.



**KARYN REILLY & ARTHUR ANDERSON  
PARCEL I.D. NO – 35-20-29-504-0C00-0030**

Respondents.

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**NOTICE OF HEARING**

**To: KARYN REILLY & ARTHUR ANDERSON  
104 N. PRESSVIEW AVENUE  
LONGWOOD, FL 32750**

**KARYN K. REILLY  
5032 BEACHRIVER ROAD  
WINDERMERE, FL 34786**

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 PM**, or as soon thereafter as possible, at its regular meeting on **THURSDAY, March 26, 2009**, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property. Specifically:

**1) STAGNANT OR FOUL WATER WITHIN A SWIMMING POOL**

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING/CODE ENFORCEMENT BOARD OFFICE AT (407) 665-7403.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.

**DATED** this 17th day of February 2009.

Jane Spencer  
Clerk to the Code Enforcement Board  
Seminole County, Florida

**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

MARY L MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07164 Pgs 1197 - 1198; (2pgs)  
CLERK'S # 2009037288  
RECORDED 04/07/2009 01:15:14 PM  
RECORDING FEE \$ 18.50  
RECORDED BY J Eckenroth

**SEMINOLE COUNTY**, a political  
Subdivision of the State of Florida,

Petitioner,  
vs.

**KARYN REILLY & ARTHUR ANDERSON**  
**PARCEL I.D. NO. - 35-20-29-504-0C00-0030**

Respondents.

**CASE NO. 09-39-CEB**  
**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA  
BY: [Signature]  
DATE: 4-1-09

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 09-39-CEB, it is determined that the Respondents are:

- (a) the owner of record of the property (Tax Parcel ID # 35-20-29-504-0C00-0030) located at 104 Pressview Avenue, Longwood, located in Seminole County and legally described as follows:

LEG LOT 3 BLK C THE MEADOWS WEST  
PB 17 PG 6

- (b) in possession or control of the property, and  
(c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n).

It is hereby ordered that the Respondents shall correct the violation on or before April 20, 2009. In order to correct the violation, the Respondents shall take the following remedial action:

**1) REMOVE STAGNANT OR FOUL WATER WITHIN A  
SWIMMING POOL**

If the Respondents do not comply with the Order, a fine of \$250.00 per day will be imposed for each day the violation continues or is repeated after compliance past April 20, 2009.

The Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine

KARYN REILLY &amp; ARTHUR ANDERSON

imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 26th day of March 2009, in Seminole County, Florida.

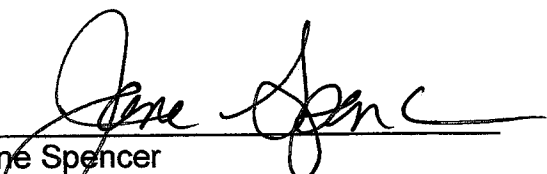
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

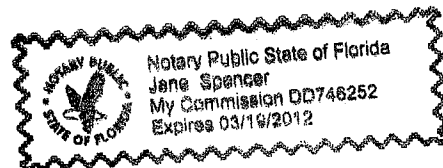


  
\_\_\_\_\_  
TOM HAGOOD, CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 26th day of March 2009, by Tom Hagood, who is personally known to me.

  
\_\_\_\_\_  
Jane Spencer  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of  
Florida,

CASE NO: 09-39-CEB

Petitioner,

vs.

KARYN REILLY & ARTHUR ANDERSON  
PARCEL ID # 35-20-29-504-0C00-0030

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY

BK 07202 Pg 0277; (1pg)

CLERK'S # 2009063324

RECORDED 06/11/2009 02:26:57 PM

RECORDING FEES 0.00

RECORDED BY G Harford

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Deborah Leigh, Senior Code Enforcement Officer, Seminole County Sheriff's Office**, who after being duly sworn, deposes and says:

1. That on **March 26, 2009**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **April 20, 2009**.
3. That a reinspection was performed on **April 27, 2009**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that the **pool remains full of stagnant/foul water**.

FURTHER AFFIANT SAYETH NOT.

DATED this 27<sup>th</sup> day of April 2009.

*Deborah Leigh*  
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

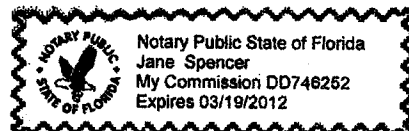
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April 2009, by **Deborah Leigh**, who is personally known to me and who did take an oath.

*[Signature]*  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:

**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL

BY: *[Signature]*

DATE: 04/25/09



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07219 Pgs 0980 - 981; (2pgs)  
CLERK'S # 2009075044  
RECORDED 07/10/2009 08:39:27 AM  
RECORDING FEES 18.50  
RECORDED BY G Harford

**SEMINOLE COUNTY**, a political  
Subdivision of the State of Florida,

Petitioner,

vs.

**KARYN REILLY & ARTHUR ANDERSON**  
PARCEL I.D. NO - 35-20-29-504-0C00-0030

Respondents.

**CASE NO. 09-39-CEB**  
**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL  
BY: *[Signature]*  
DATE: 6/30/09

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owners of record of the property (Tax Parcel I.D. # 35-20-29-504-0C00-0030) located at 104 North Pressview Avenue, Longwood, located in Seminole County and legally described as follows:

**LEG LOT 3 BLK C THE MEADOWS WEST  
PB 17 PG 6**

This case came on for public hearing before the Code Enforcement Board of Seminole County on March 26, 2009, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (n).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by April 20, 2009.

An Affidavit of Non-Compliance has been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action has not been obtained after reinspection on April 27, 2009.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated March 26, 2009, the Board orders that a **lien** in the amount of **\$16,500.00** for 66 days of non-compliance at \$250.00 per day, from April 21, 2009 through and including June 25, 2009, be imposed; and the fine shall continue

RETURN TO SANDY MCCANN

KARYN REILLY &amp; ARTHUR ANDERSON

to accrue at **\$250.00** per day for each day the violation continues or is repeated past June 25, 2009.

The Order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondents.

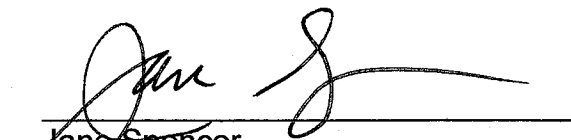
**DONE AND ORDERED** this 25th day of June 2009, in Seminole County, Florida.

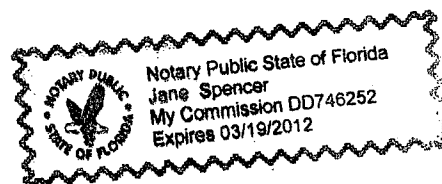
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
PAUL SLADEK, CHAIR

STATE OF FLORIDA                   )  
COUNTY OF SEMINOLE           )

The foregoing instrument was acknowledged before me this 25th day of June 2009, by Paul Sladek, who is personally known to me.

  
Jane Spencer  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

Case No. 09-39-CEB

Petitioner,  
vs.

KARYN REILLY & ARTHUR ANDERSON  
PARCEL ID # 35-20-29-504-0C00-0030  
Lot 3, Blk C, The Meadows West, PB 17, PG 6

Respondent.  
\_\_\_\_\_

**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY FL  
BY: *[Signature]*  
DATE: *8/25/09*

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Deborah Leigh**, Senior Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on **March 26, 2009**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **April 20, 2009**.
3. That a re-inspection was performed and the Respondent was in compliance on **July 30, 2009**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **property was in compliance with the Boards Order**.

FURTHER AFFIANT SAYETH NOT.

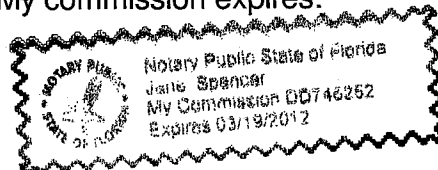
DATED this 30<sup>th</sup> day of July 2009

*Deborah Leigh*  
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July 2009, by **Deborah Leigh**, who is personally known to me and who did take an oath.

*[Signature]*  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:





**SATISFACTION OF LIEN  
AS TO PARTICULAR PARCEL**

**THIS** instrument disclaims and releases the lien imposed by the Order Finding Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 09-39-CEB, filed against KARYN REILLY & ARTHUR ANDERSON and filed by and on behalf of Seminole County, on June 25, 2009, and recorded in Official Records Book 07219, Pages 0980 - 0981, of the Public Records of Seminole County, Florida, against the following described real property:

LEG LOT 3 BLK C THE MEADOWS WEST PB 17 PG 6 PB 17

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

\_\_\_\_\_  
**MARYANNE MORSE**  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
BOB DALLARI, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

As authorized for execution by the  
Board of County Commissioners at their  
November 10, 2009 regular meeting.

\_\_\_\_\_  
County Attorney